

## 2.0 The Master Plan

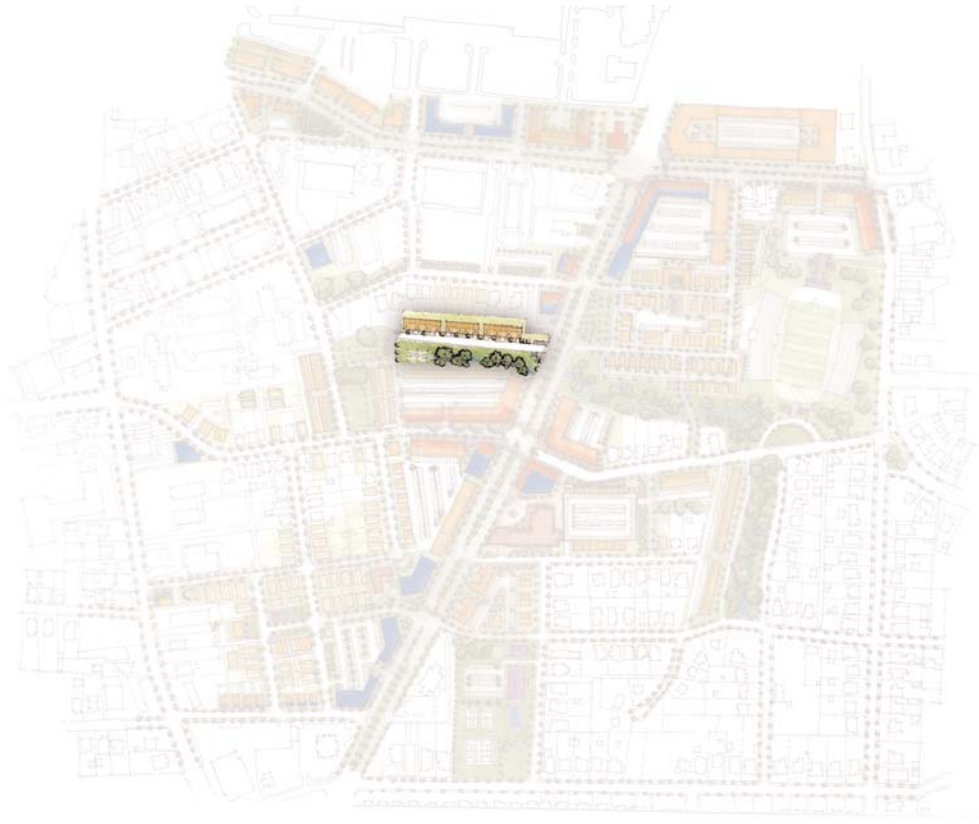
### 2.4.7 Springer Street-West

With all master planning efforts a small nook or leftover parcel of land always surfaces that could be utilized for an innovative infill project. There exists just such a piece of property along Springer Street on the west side of the tunnel. The lots on the north side of the street have their primary frontage on Wakefield Street and they are unusually deep.

If these lots were to be subdivided, the Master Plan suggests that townhomes or small-lot residential development could be built on the Springer Street side of the lots.

To improve the view of these lots and add an additional amenity to the neighborhood, the creek on the south side of Springer Street should be cleared of underbrush and debris and have its channel stabilized.

Because of the minimal lot depth of the proposed dwellings, parking should be provided on-street, though some parking could occur between buildings. If detached homes were built, a single driveway could be constructed in the side yard of each unit. If this is the case, use a “Carolina” driveway where the expanse of the driveway is broken up by a single grass strip down the middle. This technique





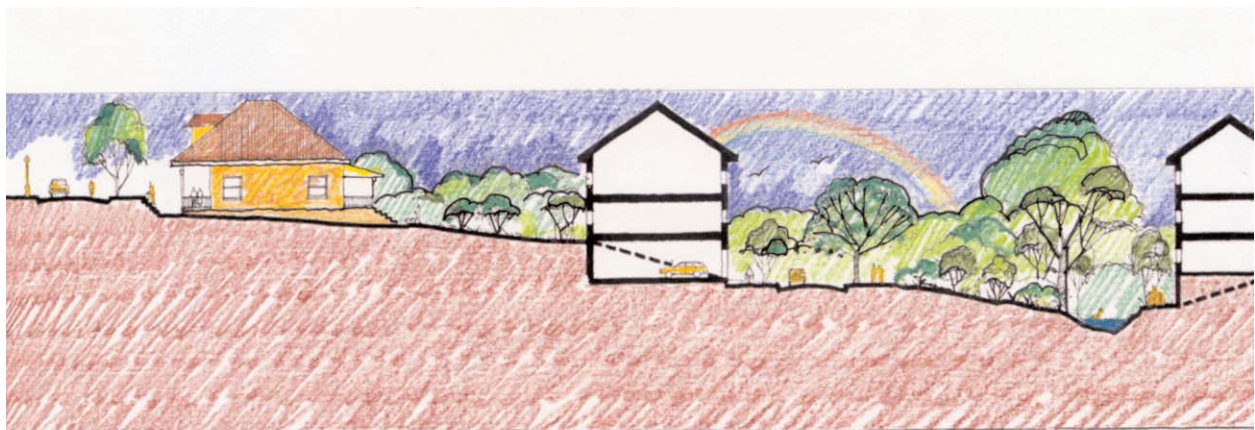
*Proposed development along Springer Street parkway*

is effective at minimizing the impact of frequent driveways on the pedestrian realm in small lot development as well as increase pervious surface for the infiltration of stormwater.

Because of the minimal land costs involved with the residual land, this could be a good opportunity for affordable housing.

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*Section through Springer Street and Wakefield Street. The proposed development is shown under the rainbow.*



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### 2.4.8 County Square

In accordance with the Southwest Sector Plan completed by LDR in 1998, the Master Plan suggests that there exists significant redevelopment potential of underutilized sites along University Ridge.

Included in this redevelopment area is the significant parking in front of County Square. The Master Plan shows the development of the first layer of parking, for possible sale for office or mixed-use development. The typical floorplate and parking requirements for such development would most likely consume only half of the current front yard parking lot. If the large amount of additional overflow parking is indeed necessary, the sale of the property for redevelopment could offset some or all of the costs of structured parking to the side or rear of the County Square building.

Given the preliminary analysis of this study, the plan recommends that the County complete a feasibility study to evaluate the current building and future office needs as compared to the potential public and private redevelopment of the site.





*Proposed development at County Square*

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#### 2.4.9 Scattered Site Redevelopment/ Rehabilitation

There are presently 275 single-family and duplex units in the study area. In addition, there are 195 units in the Scott Towers senior living residence and 79 units in Garden Apartments. Of the 275 housing units present, only 68 are owner-occupied. The remainder of these units are either available for rent or vacant. The Master Plan proposes the removal of 145 units and the additional of approximately 533 new residential units scattered throughout the neighborhood, including lofts, townhomes, small lot single-family homes and medium lot single-family homes. See Table 4 for a pre- and post-development housing comparison.

The Plan recommends the replacement or extensive rehabilitation of a majority of the housing stock on south Chicora Street and Dixon Street with one or two family detached homes.

The design guidelines in Appendix B should be applied to this development as the infill of an inappropriate structure can ruin further rehabilitation efforts within an entire block. Basic architectural themes such as the predominant use of porches and simple rooflines, as well as even and consistent build-to lines, will maintain the continuity of the neighborhood vernacular while permitting some variety and diversity.